

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, Ida C. Kiefer, legal owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an R-6 zone to an ARCA R.A. (apartments), zone; for the following reasons:

- There was an error in the original zoning, and
- The character of the neighborhood has changed to such an extent to warrant reclassification.

See attached description

and/or a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County to use the herein described property, for:

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above re-classification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract purchaser: Ida C. Kiefer
Address: 4214 Harwood Ave., 21215

Petitioner's Attorney: Joseph V. Remy
Address: 18 Redwood St., 21202

ORDERED By The Zoning Commissioner of Baltimore County, this 9th day of October, 1970, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that a public hearing be had before the Zoning Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County on the 12th day of November, 1970, at 1:00 o'clock

E. D. Hardesty
Zoning Commissioner of Baltimore County.

(over)

71-162R
#200
MAP 2-C
WESTERN ARCA
NW-7-G
RA

Robert C. Morris, Reg. Surveyor
Old Court Road, Balto., Md. 21207
#71-162R
March 10, 1970

Description for a parcel of land on Harriotts Lane, and Byron Road.. Beginning for the same at a point on the Southwest side of Byron Road; at the distance of 200 ft. measured southerly along the side of Byron Road from the intersection of the Southwest side of Byron Rd. and the South side of Parkfield Road, as shown on a plat of Section One of Courthaven, thence running along the West side of Byron Road as proposed to be opened in the future, South 40 degrees East 319 ft. to a point in the bed of the Rolling Road, as proposed to be opened in the future; thence running in and along the future Rolling Road, North 10 degrees East 765 ft.; thence running North 39 degrees West 191 ft. to the southernmost boundary of Section One of Courthaven; thence running along said Southern boundary of Courthaven and crossing the end of Byron Road, South 50 degrees West 760 ft. to the point of beginning.

Containing 4.45 acres more or less and being all of the land described in the deed from Charles H. Stinchcomb, to Henry Kiefer and Emma F. Stinchcomb, date June 10, 1925 and recorded among the Land Records of Balto. Co. in Liber No. 619 folio 34, etc....

Robert C. Morris
Robert C. Morris, Reg. Surveyor



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty, Zoning Commissioner
FROM: Mr. George E. Gavrelly, Director of Planning
Date: November 12, 1970

SUBJECT: Petition #71-162-R, Southwest side of Byron Road 200 feet south of Parkfield Road
Petition for Reclassification from R-6 to R.A.
Ida C. Kiefer - Petitioner

2nd District
HEARING: Thursday, November 12, 1970 (1:00 p.m.)

The area can logically be considered for apartments since it is in the vicinity of many other areas now zoned for apartments. The difficulty we see is in the pupil yield - school capacity "area". While the prospect of a low-yield with garden apartments may be in sight there is no guarantee that other high-yield gardens might not be built.

The Zoning Commissioner's hearing should draw out the information.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

April 27, 1970

James D. Nolan, Esq.,
204 W. Penna. Avenue
Towson, Maryland 21204

RE: Type of Hearings: Reclassification to RA Locations: SW/S Byron Road, 200' So. of Int. Parkfield Road
Petitioner: Ida C. Kiefer
Committee Meeting of April 7, 1970
2nd District
Item 204

Dear Sirs:
The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

The subject property is presently a vacant tract of land with the properties to the west unimproved, as well as a portion of the property to the south. Both of these tracts are zoned RA. The remainder of the properties to the south are improved with dwellings with several out buildings. These dwellings are 20 to 30 years of age, in good repair. The property to the north is improved with new dwellings which front partially on Byron Road and on Parkfield Road. The property to the east is unimproved land. The only means of access to the site at the present time is by a dirt road known as Harriotts Lane. There are no curb and gutters existing along this road.

BUREAU OF ENGINEERING:
The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:
Rolling Road, formerly Harriotts Lane, is proposed to be improved in conjunction with development in this area as a 42-foot closed roadway section within a 60-foot right-of-way. Byron Road, along the frontage of this property, is proposed

James D. Nolan, Esq.,
204 W. Penna. Avenue
Towson, Maryland 21204
Item 204

April 28, 1970

Highways (Continued)
to be improved as a 36-foot closed roadway section within a 60-foot right-of-way. The prop. alignment of Rolling Road along the southernmost corner of this property must be revised to coincide with the alignment of Rolling Road as proposed on Baltimore County Bureau of Engineering drawings #68-908 (S) and #68-909 (S). Highway right-of-way and improvements will be required in connection with any subsequent development of this property.

Storm Drains:
Storm drainage facilities and/or easements will be required in connection with the development of this property.

The petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the petitioner.

Sediment Control:
Development of this property through striping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the striping of top soil.

Grading studies and sediment control drawings will be necessary to be reviewed and approved prior to the recording of any record plat or the issuance of any grading or building permits.

Sanitary Sewers:
Public sanitary sewerage can be made available to serve this property by extending the existing Balch sanitary sewer located in Byron Road near the northwesternmost outline of this property. (See Baltimore County Bureau of Engineering drawing #60-824, A-4-c). The proposed water main must be extended in a manner to serve the properties located along the southeast side of proposed Rolling Road.

James D. Nolan, Esq.,
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Item 204

April 28, 1970

PROJECT PLANNING DIVISION:
This property should not be utilized for a more intense use until a better access is available. The site plan itself should be revised to increase the number of parking spaces.

DEPT. TRAFFIC ENGINEERING:
The subject petitioner is requesting a change from R6 to RA. This change should increase the trip density from approximately 180 trips to 540 trip per day. The only access to the subject property at the present time is through an inadequate Harriotts Lane. Byron Road is designed for low density residential traffic and was not designed for apartment density.

HEALTH DEPARTMENT:
Public water and sewers are available to the site.

Air Pollution Comments: The building or buildings on this site may be subject to registration and compliance with the Maryland State Health Air Pollution Control Regulations. Additional information may be obtained from the Division of Air Pollution, Baltimore County Department of Health.

BUILDING ENGINEER'S OFFICE:
Petitioner to comply with all applicable requirements of the Baltimore County Building Code and Regulations when plans are submitted. Also see Parking Spaces, Section 409.10 N.

BOARD OF EDUCATION:
The Scotts Branch Elementary School services this area and with a capacity of 720 has a student population (including Kindergarten) of 816. From a study made of this area in 1968 factors were arrived at which indicate that the area as currently zoned could ultimately yield 13 pupils while if rezoned to apartments, could ultimately yield 19 pupils.

James D. Nolan, Esq.,
204 W. Penna. Avenue
Towson, Maryland 21204
Item 204

April 29, 1970

ZONING ADMINISTRATION DIVISION:
Revised plans must be submitted to this office prior to the hearing indicating the following:

- The proposed width and cross section for Byron Road as per Bureau of Engineering comments in the foregoing.
- Interior drives w/ a 30 ft. width as required by the Fire Department instead of the proposed 24 ft. width.

The petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,
Oliver L. Myers
OLIVER L. MYERS, Chairman

GLH:JD
Enc.

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of

the above Reclassification should be had, and it further appearing that by reason of

a Special Exception for a should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this _____ day of _____ 196____ that the herein described property or area should be and the same is hereby reclassified; from a _____ zone to a _____ zone, and or a Special Exception for a _____ should be and the same is granted, from and after the date of this order.

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of Petitioner's failure to show error in the zoning of the subject property, on the Land Use map or changes in the area to warrant the reclassification,

the above reclassification should NOT BE HAD, and the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____ 1971, that the above reclassification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a. n. r. e.

RECEIVED FOR PROCESSING
BY 6/17
DATE 3-26-70
OFFICE OF PLANNING & ZONING

ORDER RECEIVED FOR FILING
DATE 4/1/71
BY Jo Harva
ADMINISTRATIVE ASSISTANT

PETITION FOR RECLASSIFICATION
OF ZONING
Petitioner: Ida G. Kiepsr
Address: 476
Pikesville, Md.

A 476 IDA G. KIEPSR

CERTIFICATE OF PUBLICATION

Pikesville, Md. October 22 1970

THIS IS TO CERTIFY, that the annexed advertisement was published in THE NORTHWEST STAR, a weekly newspaper printed and published in Pikesville, Baltimore County, Maryland, once in each of one time before the 12th day of November, 1970, the first publication appearing on the 22nd day of October, 1970.

THE NORTHWEST STAR

Manager Arnold Larkins

Cost of Advertisement, \$ 9.66

PETITION FOR RECLASSIFICATION
OF ZONING
Petitioner: Ida G. Kiepsr
Address: 476
Pikesville, Md.

CERTIFICATE OF PUBLICATION

TOWSON, MD. October 22 1970

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of one time before the 12th day of November, 1970, the first publication appearing on the 22nd day of October, 1970.

THE JEFFERSONIAN
Manager

Cost of Advertisement, \$

James B. Esham, Esq.
204 W. Pennsylvania Avenue
Towson, Md. 21286

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this _____ day of _____ 1970.

Edward D. Hardesty
EDWARD D. HARDESTY,
Zoning Commissioner

Petitioner Ed G. Esham

Petitioner's Attorney

Reviewed by
Chairman of the
Advisory Committee

TELEPHONE
494-2413

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 75333

DATE Oct. 19, 1970

TOWSON, MARYLAND 21204

TO:
Messrs. Esham, Plunkoff and Williams
204 W. Pennsylvania Ave.
Towson, Md. 21286

James B. Esham, Esq.
Zoning Dept. of Baltimore County

AMOUNT TO ACCOUNT NO. 61-622
QUANTITY
TOTAL AMOUNT \$9.66

Petition for Reclassification for Ida G. Kiepsr
#71-162-2

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE, REVENUE DIVISION
MAIL TO COURTHOUSE, TOWSON, MARYLAND 21204

TELEPHONE
494-2413

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 75416

DATE Nov. 22, 1970

TOWSON, MARYLAND 21204

TO:
Messrs. Esham, Plunkoff and Williams
204 W. Pennsylvania Ave.
Towson, Md. 21286

James B. Esham, Esq.
Zoning Dept. of Baltimore County

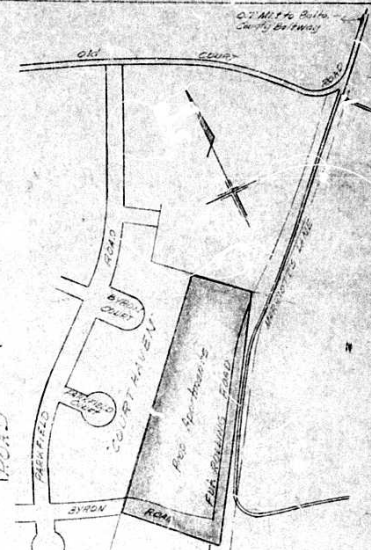
AMOUNT TO ACCOUNT NO. 61-622
QUANTITY
TOTAL AMOUNT \$9.66

Advertising and posting of property for Ida G. Kiepsr
#71-162-2

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE, REVENUE DIVISION
MAIL TO COURTHOUSE, TOWSON, MARYLAND 21204

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

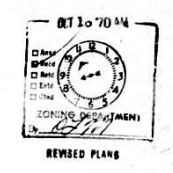
District 34 Date of Posting Oct. 24, 1970
Posted for Reclassification from R-2 to R-3
Petitioner: Ida G. Kiepsr
Location of property Subd. of E. Birch Rd. 200 FT. S. of Dick Field Rd.
Location of Signs: #10, Dead end of Birch Rd. #12, W. of Harriott's
#14, 125th St. W. of Harriott's. #15, of Harriott's Lane. 300 FT. S.
Remarks:
Posted by Charles E. Esham Date of return Oct. 30, 1970



LOCATION MAP
SCALE: 1"=200'

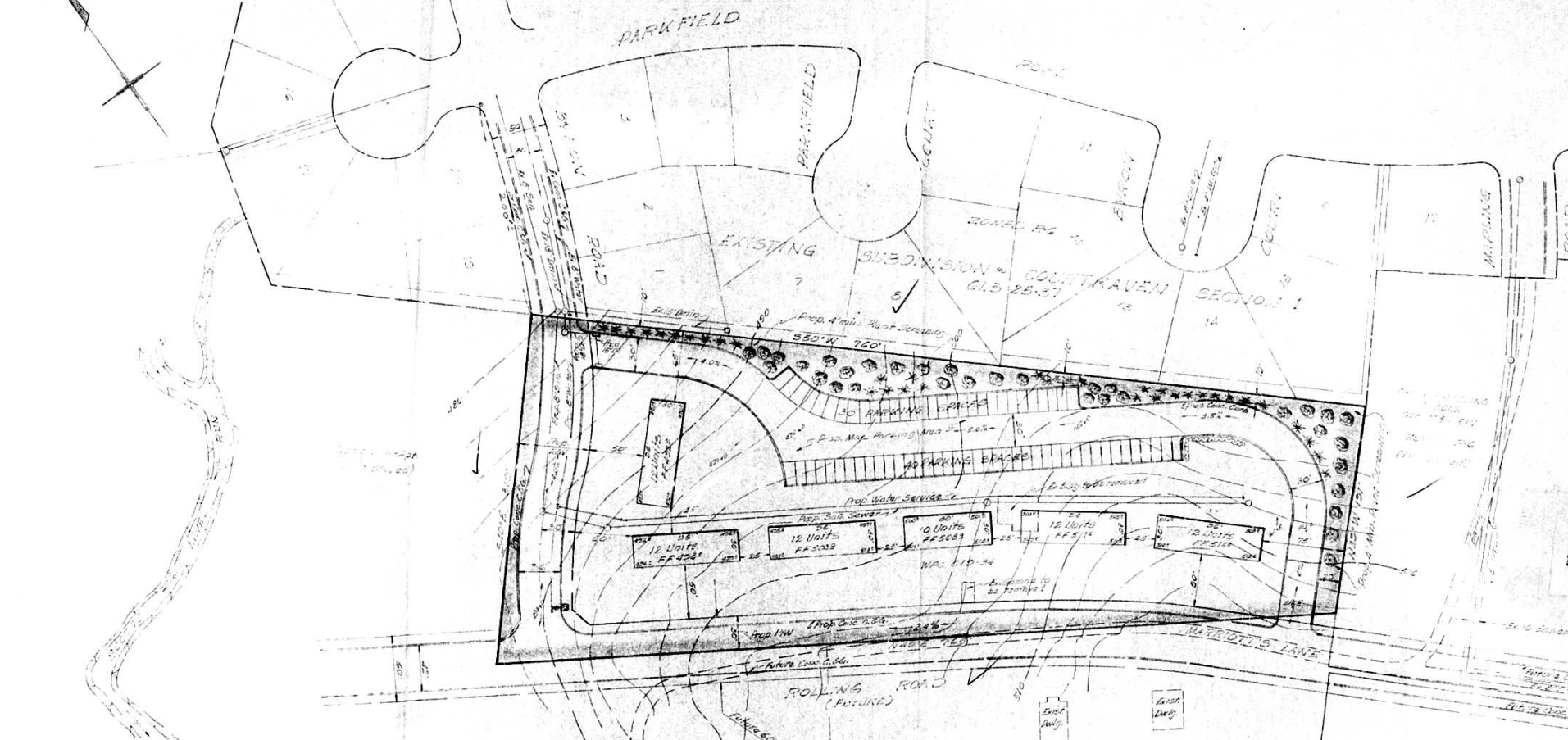
OFFICE COPY

#71-162R
MAP 2-C
WESTERN AREA
NW-7-G
RA



PLAN TO ACCOMPANY ZONING APPLICATION FOR
IDA C KIEFER PROPERTY
200 E. 7th Street
Berwyn, Mo.
March, 1970

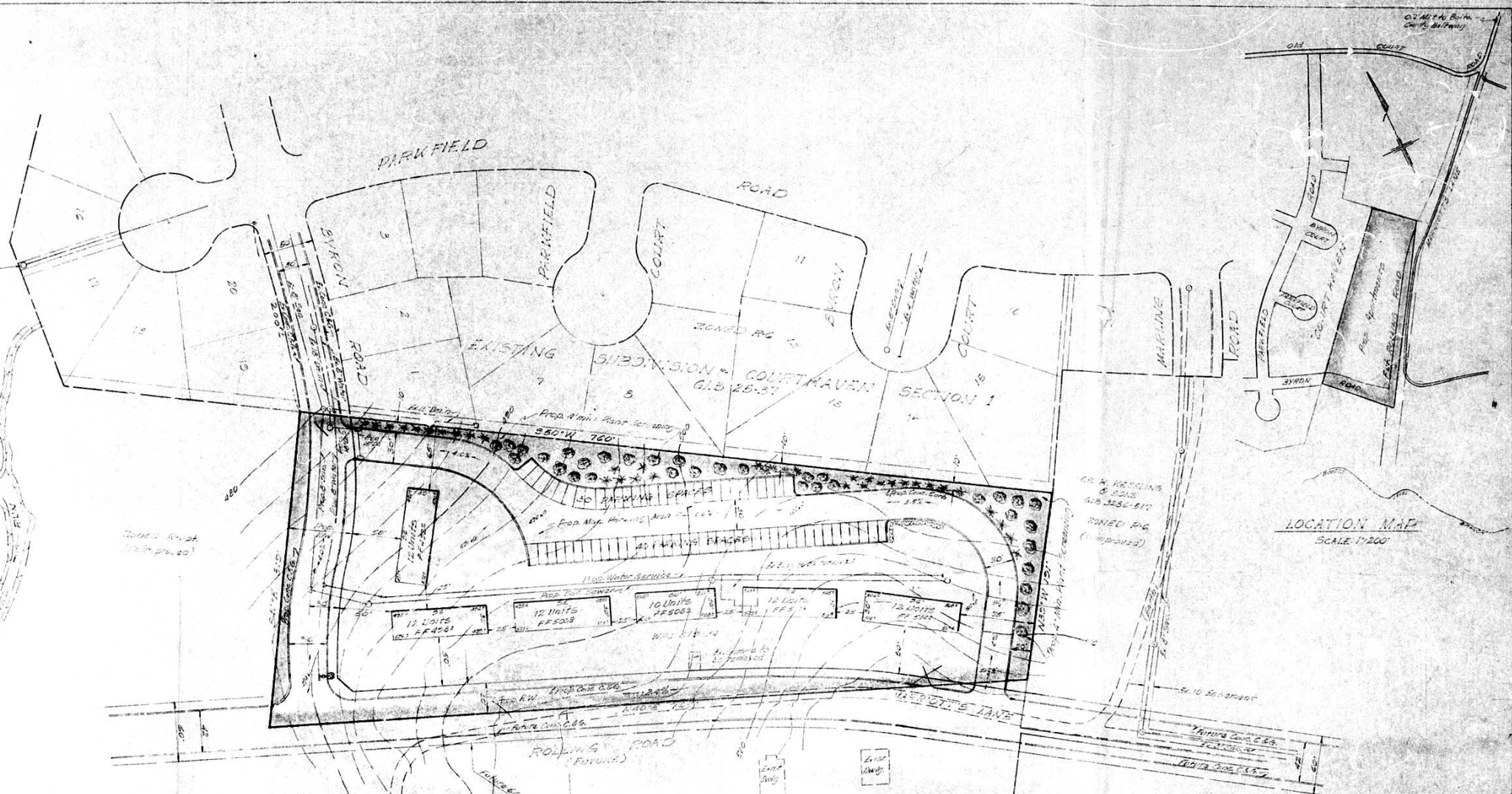
Robert C. Smith
REGISTERED PROFESSIONAL ENGINEER
C/O COURT Rm. Bldg. 21201



GENERAL NOTES

Proposed zoning: R-6
Proposed zoning: R-6
Gross area of tract: 4.1 acres
Area prop. for street: 2.14 acres
Net area of tract: 1.96 acres
Developed Density (A-6)
Gross: 12.0 U./ac.
Net: 12.0 U./ac.
Total units: 65
Proposed Density (A-6)
Total units proposed: 65
Gross Density: 15.5 U./ac.
Net Density: 16.4 U./ac.
Parking
All spaces to be 30' x 60'
Spaces require: 70
Concrete provided: 70
Paving
Est. Cost as per Local Standard Details
Note: All areas shown here during construction
to be fully sodded.





GENERAL NOTES

Present zoning: RA
Proposed zoning: RA
Gross area of tract: 4.21 acres
Area prop. for street: 1.18 acres
Net area of tract: 3.03 acres
Assigned density: 16.4
Gross Density: 16.4
Net Density: 16.4
Total units: 36
Gross Density: 16.4
Net Density: 16.4
Parking: 41 spaces to be provided
Special requirements: 70 spaces provided
Fencing: 41 spaces to be provided
Setbacks: as per local ordinance
Note: All areas are to be shown with proper markings

Zoned R-Apt
(Unimproved)

Zoned R-A
(Unimproved)

WOODWARD HOMES INC.
2612-02
ZONED R-Apt



MAP
2-C
WESTERN
AREA
NW-7-G
RA

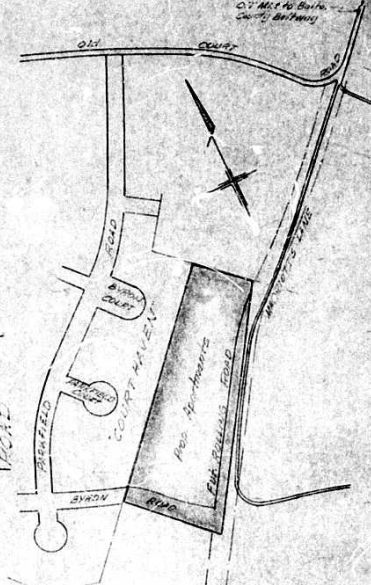
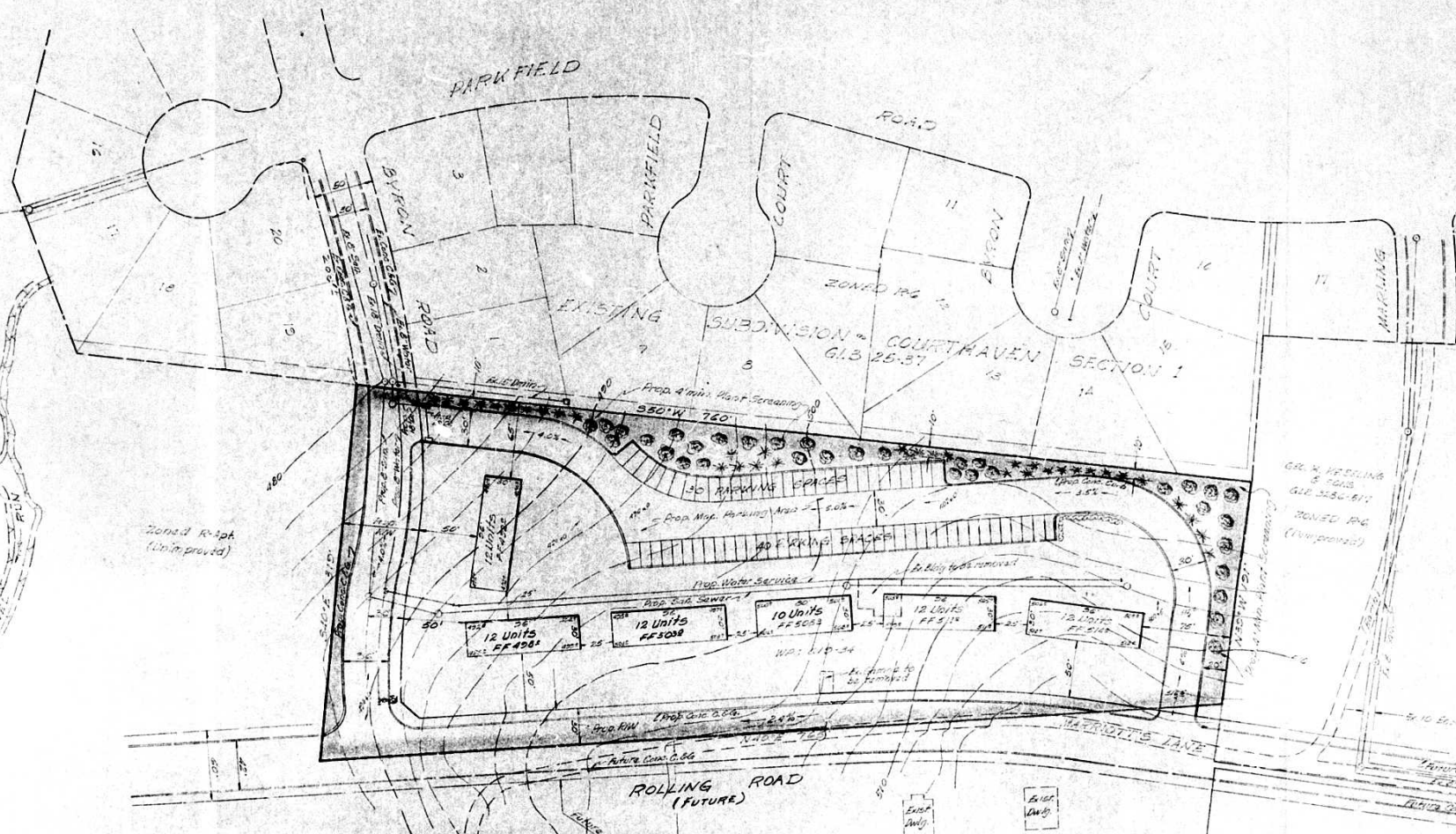
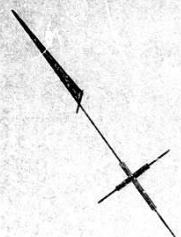
PLAN TO ACCOMPANY PERMITTING APPLICATION FOR
IDA C KIFFER PROPERTY

200 E. 8TH DISTRICT
SOUTH, MISSOURI
SOUTH COUNTY, MO.
MARCH, 1970



IDA C KIFFER
610 COURT RD. DA-70-21207





Zoned R-1pt
(Unimproved)

Zoned R-1pt
(Unimproved)

ZONED R-6
(Residential)

WIND HOMES INC.
2015-00
ZONED R-1pt

#209
OFFICE COPY
OCT 16 '70 AM

ZONING DEPARTMENT
REVISED PLANS

GENERAL NOTES

- Present zoning: R-6
- Proposed zoning: R-1
- Gross area of tract: 4.46 ac.
- Area prop. for street: R-1 & R-2
- Net area of tract: 4.21 ac.
- Designed Density (R-6)
- Gross: 12 D.U. per ac.
- Net: 12.5 D.U. per ac.
- Total units: 105
- Proposed Density (R-1)
- Total units prop.: 10
- Gross Density: 15.7 D.U. per ac.
- Net Density: 16.4 D.U. per ac.
- Parking
- All spaces to be 3' x 60'
- Spaces required: 70
- Spaces provided: 70
- Paving
- Ext. Cons. as per B.C.S. Standard Details
- Note: All areas disturbed during construction to be fully graded.

PLAN TO ACCOMPANY PETITION APPLICATION FOR
IDA C KIEFER PROPERTY

200 Election District 2018 County Map
Scale: 1"=50' March, 1970



John K. ...
...
91-143-R

